

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, October 8, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter (arrived at 6:02 p.m.), Frank Rhoades Kurt TeWinkel, and Fred Yoerg.

ABSENT. None.

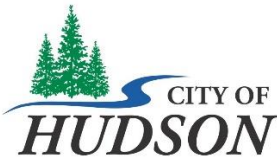
OTHERS PRESENT. Kevin Urbik, Jay Clairain, Nick Vivian, David Gray, Emily Boles, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on September 24, 2019 meeting minutes. Motion by Morrisette, seconded by Rhoades to amend the minutes reading "Discussion and possible action on September 21, 2019 meeting minutes" to September 10, 2019 instead. All Ayes (6). Motion by Rhoades, seconded by Casanova to approve the minutes of the September 24, 2019 Plan Commission meeting. All Ayes (6). Motion Carried.

**NEW BUSINESS.**

Discussion and possible action on a rezoning recommendation to the Common Council for a zoning map amendment application from R-1, One-Family Residential to RT, Transitional Two-Family at 1031 Second Street – Jay Clairain Commission member Potter arrived at 6:02 p.m. Weiss reviewed the staff report and highlighted that the RT zoning district is a transition in close proximity to the commercial district. Weiss also noted that staff received an email from Mary Ellen Cox, owner of 1005 Third Street, which was shared with the Plan Commission. Yoerg asked what the definition of short-term rental was. David Gray, City of Hudson Building Inspector, stated that short-term rentals included Airbnb, vrbo, and other vacation rentals. Gray noted that the City Attorney had emphasized the rezoning application consideration is based on merit of the location and the applicant's material. Kevin Urbik, legal representative of the applicant, noted that the house is set up for one long-term living unit (one-year lease) and the front of the house is for vrbo rental. Urbik stated that Jay Clairain currently has a Tourist Rooming license through St. Croix County and pays rooming tax. He continued to note that the property is located approximately two blocks from downtown, is next to a multi-residential use, and has received renovations to preserve the longevity of the house. Discussion was held regarding two police calls that were made to the property over the summertime. It was noted by Gray and Urbik that a ring doorbell system has been installed to allow the owner to monitor and communicate guests in the front yard. Discussion was held regarding room tax collection.

Casanova made a motion to approve the rezoning. Rhoades expressed concerns about expanding the downtown district. Potter inquired if the Plan Commission could make their recommendation after the public hearing. Motion failed due to lack of a second. Motion by Yoerg, seconded by Rhoades to recommend the Common Council conduct the public hearing to receive public comment and refer the the rezoning application back to Plan Commission. Additionally, the Plan Commission directed staff to research the room tax collected and police call records. All Ayes (7). Motion Carried.



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Discussion and possible action on a rezoning recommendation to the Common Council for a zoning map amendment application from B-2, General Commercial to RM-2, Multiple Family Residential and a comprehensive plan amendment from General Commercial to Medium Density Residential at St. Croix County Tax Parcel 236-2070-03-031 – LandDevCo of Hudson, LLC Weiss stated that the applicant desires to construct an 88 condo-unit structure of up to fifty feet. She continued to note that the rezoning could not designate that the units be owner-occupied. Nick Vivian, legal representative for LandDevCo of Hudson, reviewed the past application for 144 apartment units. Vivian stated that there were past concerns for the number of units and preference for owner-occupied units. Motion by Morrisette, seconded by Casanova to recommend the Common Council approve the rezoning application. All Ayes (7). Motion Carried.

Discussion and possible action on concept development plans for Winnesota Distribution Center at 3010 Enloe Street – Winnesota Regional Transportation, LLC Motion by Yoerg, seconded by Casanova to approve the concept development plans for the Winnesota Distribution Center with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. Property owner must obtain final development plan approval from the Plan Commission and Common Council.

Discussion: Potter expressed concerns for the traffic at the tight corner of Enloe and Rock Streets. Weiss noted that engineering reviews of the plans are being conducted. All Ayes (7). Motion Carried.

Discussion and possible action on recommending the Common Council set a public hearing date for a zoning map amendment application from B-2 General Business to RM-2, Multiple-Family Residential and a comprehensive plan amendment from General Commercial to High Density Residential – Gerrard Development, LLC Motion by Yoerg, seconded by Casanova to recommend the Common Council set a public hearing date. All Ayes (7). Motion Carried.

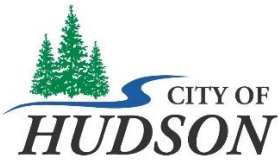
Discussion and possible action on a public participation plan for the Comprehensive Plan Update Motion by Yoerg, seconded by Casanova to recommend the Common Council approve the finalized comprehensive plan public participation plan. All Ayes (7).

Discussion on rooftop beehives

Discussion was held regarding beekeeper inquiries for rooftop hives and safety concerns. It was recommended that staff research an ordinance amendment that allows rooftop hives if they are located a specific distance away from outdoor patios.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Yoerg noted that the Holiday station's canopy lighting was denied recently while similar rope lighting exists at other downtown businesses. Staff stated that permits were not necessarily issued for the lighting.



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Yoerg said that there is significant narrowing of First Street next to the improvements along River City Center. Gray stated that the new parking stalls are part of the public improvements in the right-of-way and said the land configuration could be reviewed.

**ADJOURNMENT.**

Motion by Casanova, seconded by Yoerg to adjourn at 6:38 p.m. All Ayes (7). Motion Carried.

Respectfully submitted,  
Emily Boles, Acting Secretary